

12.09.17

Minutes of **MEETING of RENHOLD PARISH COUNCIL** held on **Tuesday 12th September 2017** at 7.30pm in the Main Hall of Renhold Village Hall.

PRESENT:- Parish Councillors, Mrs. Brunsdon, Mr. Gregory, Mr. Polhill, Mrs. Gribble, Mr. Slater, Mrs. Dean, Mr. Gurney, Borough Councillor Sheryl Corp the Clerk Mrs. Barnicoat and seven members of the public.

1.WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED: - Cllr. Slater welcomed everyone to the meeting and thanked everyone for attending; Parish Councillors Mrs. Quince, Borough Councillor Stephen Moon and Jdae Uko had sent apologies for absence, these were accepted.

2. DECLARATION OF PERSONAL AND PREJUDICIAL INTERESTS:-
There were no declarations of interest received for this meeting.

The Chair adjourned the meeting for the next item.

3. OPEN FORUM: -

A resident raised if a black multi purpose dog and general waste bin could be located at Green End, and whether a seat could also be installed in that part of the village. It was noted this was to be discussed under agenda item 10.

A resident expressed that as Renhold is a very long village that the Council should consider the loneliness of residents as there is no facility to encourage them to walk in the village and so further seating provision would be welcome. It was suggested that an audit of need be done to establish what residents feel would be beneficial.

The Chair reconvened the meeting for the next item.

4. MINUTES OF THE LAST MEETING:- The minutes of the meeting held on 17th July had been circulated. The minutes were discussed, and the document was approved, unanimously agreed, resolution passed and signed by the Chair as a true and accurate record.

5. MATTERS ARISING:-

It was reported that the Clerk had sent a communication to Ravensden Parish Council suggesting a joint highways scheme for Ravensden Road/Oldways Road. A response had been received that the Borough Council were implementing some work shortly along Oldways Road.

The Clerk had provided feedback to the funding request discussed at the last meeting.

The Annual Report and Working Group leaflet had been printed and circulated to every household.

The Clerk had acted following receipt of a letter from the Village Hall Management Committee.

Cllr. Slater had been booked to attend the forthcoming BATPC AGM in October.

Councillors who had expressed an interest to attend the police priority meeting had been booked on.

All other items will be covered during the meeting.

6. BOROUGH COUNCILLOR REPORT:- Cllr. Corp reported there was no update to the already circulated Borough Councillor report that the Council had received.

7. PARISH COUNCILLOR VACANCY:-

12.09.17

The Clerk had displayed the notice of vacancy poster on all noticeboards, placed on the Council website and circulated to the village circulation list. The appropriate number of electors had come forward and requested an election be held to fill the vacancy. The notices detailing the election would be posted on 14th September with an election date allocated if more than one person stands for election. The Clerk had been asked if the Council would like poll cards to be issued to every elector if an election were to be held. The Council were mindful that when an election is called it does incur costs which the Parish Council are liable for. The Council felt it is important for all residents to be as fully engaged in an election, if one does take place, so agreed that poll cards should be issued. The Clerk to feedback.

8. HIGHWAYS MATTERS WITHIN THE VILLAGE: - The Clerk had been informed that in July there were 26 notices of intended prosecution relating to the average speed cameras, 23 for travelling between 37mph and 42mph, 2 for travelling between 43mph and 49mph and 1 for travelling in excess of 50mph. The Clerk had again been informed the average speed cameras and the volume data is still not available as this is in the process of being activated by the Borough Council.

The Clerk had pursued the Highways Officer regarding the proposed traffic calming measures in Hookhams Lane, there was no update at present.

It was detailed that there had been a recent Speedwatch carried out in the parish, there were details of commercial vehicles travelling through the village as well as a number of vehicles who were seen to have broken the Traffic Regulation Order.

There was concern that some large branches have been removed from trees along Wilden Road (Pinchcut Hill area) and then just left on the verges, the Clerk to inquire if the local authority have carried out this work.

9. PLANNING AND DEVELOPMENT: -

a) 17/02446/FUL erection of two bay garage with cycle storage to front at 32a Church End - The Parish Council have reviewed the application and still objection to this application on the grounds that the proposed garage structure will be in front of the building line of the street scene. This change to the street scene would set a precedent for other nearby properties which is a concern to the Council. The Council objection will remain while the proposal is for the structure to be so close the path. The Council feel that if the structure is placed as far back as it can be from the path, and as close to the house as possible then this would be more agreeable to the Council. However, the Council would be guided by the Planning Officer's views on this. The Council have noted that the proposed structure has reduced in size and it is an attractive design. They also feel that hedge planting would be needed to help shield the structure from the street if the structure is placed as close to the dwelling as possible.

b) 17/01728/FUL erection of two detached dwellings and new access at land adjacent to 78 Hookhams Lane - The Parish Council have reviewed the application and have no objections to this application in view of the previous consent at this site.

c) 17/02368/FUL revised application for remodelling of existing dwelling, including two storey rear extension, balconies at front, side and rear, at 17 Brook Lane - The Parish Council have reviewed the application and have no objections to this application.

d) 17/02152/FUL one and two storey side and rear extensions and first floor extension to remodel existing bungalow to form a two storey dwelling at 54 Ravensden Road - The Parish Council have reviewed the application and which to raise concerns regarding the proposed application which it is felt it over development of the site relative to the plot size. There is also concern that the change in this dwelling from a single storey to two storey will impact negatively on the street scene. By increasing the ridge height on the pitched roof as proposed in the drawings this will set a precedent

12.09.17

for the nearby houses. The Council would also like to add that in this part of the village there has been a noticeable increase in on road parking, with the proposed changes and increase, there will be more vehicles situated at this property, so the Council feel there is not sufficient off road parking facilities in the proposals.

f) Local Plan 2035 update to include: landowner agreement information and Working Group update following village leaflet circulation – the leaflet had been circulated to all households, had been placed on the Council website and circulated to the village circulation group. Two residents had expressed an interest to come forward to join a Working Group. This would be taken forward so a Group of the two residents and three Parish Council representatives would be formed ahead of the next stage of public consultation.

The Council had been notified by Cllr. Moon that a landowner agreement has been submitted for Salph End.

g) Feedback from meeting Councillors attended to discuss with other local parishes that would be adversely affected by the significant proposed housing growth in the north of Bedford Borough – between meetings, a meeting had been called by local parishes who would be impacted by the proposed three large new settlements in the north part of Bedford Borough. Cllrs. Dean, Slater and Gribble attended this meeting which was open to Parish Councillors of those areas that would be affected. The latest information from the Borough Council suggests that they are favouring taking an increased number of dwellings from the development of a large new settlement into the numbers needed for the whole Borough area. It was agreed at that meeting that the parishes would send a joint letter to the Mayor expressing concern about the key issues that such development would have on the local area. It was agreed that Renhold Parish Council to be a joint signatory on the letter, though the Clerk to feedback some minor adjustments to the proposed wording and ask if this letter can be shared with residents so they can see action is being taken.

Cllrs. Gurney and Slater had also attended the recent Town and Parish Network meeting where there had been an update, as detailed above, given to the attendees.

h) Other planning matters – the Council had submitted comments on the following applications as the Borough Council would not provide the Parish Council with an extension to respond to them after the September meeting. 17/02003/FUL, 60 Ravensden Road demolition of existing bungalow, erection of a replacement dwelling, detached garage with office above, and siting of temporary mobile home until the new dwelling is habitable - As a general comment, which the Council recognise is not a planning reason, the Parish Council is concerned that virtually all buildings that have come on the market in Renhold village have immediately been significantly extended to the point that, financially, they are beyond the reach of residents wishing to move within the village. This application is another example of a small bungalow being replaced by a 3 - storey building. The Parish Council objects strongly to this application. The application form has many errors / inconsistencies. In [1] the applicant has stated that he's the agent acting for the applicant, which he isn't. In [3] the applicant states that the work hasn't started, but the temporary building, which appears to be a part of this application, is already erected. In [5] the applicant states that pre-application advice has been sought, but fails to identify the officer who provided advice, the date it was provided, and what the advice was. In [7], no provision has been made for waste storage and collection, and yet this is a very large house with an office use associated with the proposed garage. In [9] the applicant has failed to identify the materials to be used – to be agreed before commencement. It's too late to find out what the materials will be when the consent has already been granted as they may not be acceptable in this location. In [11], it is stated that sewage disposal will be to the main sewer, but the application continues by stating it is unknown if connection will be made to the existing drainage system. All of these inconsistencies and omissions should be resolved before the application is taken any further.

12.09.17

The proposed temporary mobile home is mainly sited outside the application site as defined by the red line on land also in the applicant's ownership. The application site boundary should be amended, and information provided on the use to be made of this land when the temporary mobile home is removed. The proposed dwelling is totally out of scale and character with adjacent dwellings and has the potential to dominate unacceptably this part of Ravensden Road. There are windows in the side elevations that will look out to the properties on either side resulting in a loss of privacy, especially to 62 Ravensden Road. It is acknowledged that these may be obscure glazed and non-opening to bathrooms, or skylights with limited downwards visibility. For a house with 5 double bedrooms and an office only 4 parking spaces are proposed, which seems inadequate. No information is provided on the implications of the office use, in terms of hours of operation, etc. Will there be vehicles visiting the site in order to visit the office? If so, how many and what kind of vehicles? Where will they park? The proposed temporary mobile home is in part situated where the proposed garage is to be built and would have to be removed to enable the proposed development to be completed. The proposed temporary mobile home is to be removed when the new dwelling is habitable, but where will residents park until the garage can be completed? The Council had also received objections from two residents regarding this application.

17/02133/FUL, Church Farmhouse, 66 Church End erection of detached car port and store - the building is a good design using appropriate materials, so no objection.

17/02174/FUL, 2 Brook Lane oak framed garage – the Council had no objection to this as it will look far better than the existing garage and is essentially a free-standing building.

It was noted that the application at Greenacres 6A Green End was refused as well as 17/02133/FUL erection of a detached car port and store at Church Farmhouse 66 Church End.

There was also a refusal issued for application 17/01400/FULL erection of detached three bay garage with cycle storage to front at 32A Church End and the recent application at the Polhill Arms had been approved.

10. VILLAGE MATTERS:-

It was agreed to send a meeting invite to the forthcoming electors meeting to a number of village organisations, the Clerk to follow this up.

The village sign has now been unveiled and Councillors expressed their grateful thanks to Terry Nokes for the dedication that has gone into the sign.

A resident had contacted the Council regarding the Council website and magazine and how best to engage with residents. Councillors had been copied into all the communications as the resident had also inquired regarding the process relating to the village sign. The Council discussed the number of different methods of communication that are available to residents and felt there are a number of different opportunities for residents to bring items to the attention of the Council and Councillors. Councillor contact details are published in the monthly village magazine as well as a report from Council meetings. Residents are welcome to attend meetings which are well advertised. Communications are regularly made on the seven parish noticeboards, on the Council website as well as through the village circulation list. In addition the Council send out the annual report to every household which has all Councillor contact details clearly listed.

In view of the resident communication above and the item raised about benches in the village it was felt it would be useful to seek resident views by doing an audit of need and asking residents what they would like to see more of in Renhold. Then from this feedback the Council can review the items that been suggested, so the Clerk was asked to arrange for this to be publicised.

The Mayor of Bedford had recently visited the parish and it was well attended, the Parish Council had again published this information as widely as possible in advance of the visit. Items raised with the Mayor included the Local Plan, traffic concerns, fly tipping and footpaths.

12.09.17

There has been a new broadband upgrade at Green End, the box is filling up as people access this faster service.

It was agreed that the Clerk to look into if additional wording could be added to the Green End litter bin to show it can take general and dog waste like the bin at Church End.

The waste bin in Cranbourne Gardens by the parish noticeboard has been dislodged it was noted, this needs repairing, the Clerk to report.

There is a badly overgrown hedge in Thor Drive the resident has been contacted regarding this and it is hoped they take action.

The Spires Neighbourhood Watch Group continue to be very active and have sent an informative update to the Council recently.

Cllr. Polhill had carried out some maintenance work to the vegetation around the drinking fountain.

11. POLICE MATTERS

Cllr. Slater had attended the police priority meeting and circulated a summary report of the event. The monthly crime reports continued to be circulated by the Clerk, July showed 6 crimes reported in the village and in August this was 9. Cllrs. Polhill and Gribble expressed a wish to attend the Police Crime Commissioner Conference on 20th September, the Clerk to arrange. There had also continued to be a number of sped checks carried out in the village.

12. FINANCE MATTERS: -

The latest transaction report was circulated. The following outstanding invoice was presented (it Barnicoat Ltd clerking service July and August invoice £1,170.31

A R Worboys grass cutting £650.00

Terry Noakes £1,000.00 cost of Village Sign materials

JCB Printing for Annual Report and Local Plan leaflet £333.50

BDO LLP external audit £120.00

It was unanimously agreed by all those present to pay the invoices presented, resolution passed.

It was agreed in light of Stuart Harrison resignation that Cllr. Polhill join the Finance Committee.

The Clerk had circulated the external auditors feedback and displayed the conclusion of audit notice. It was noted the one item that had been raised relating to the employment status of the Clerk required no action as the Council have evidence of HMRC comments that state using a company to provide a service is acceptable.

The Clerk had received confirmation the grass cutting contribution had been received., as well as the second half of the Council precept.

The latest financial analysis for 17/18 had been circulated and it was noted there were no concerns.

The Council had received a letter of thanks for the donation made to the Churchyard maintenance.

13. CORRESPONDANCE AND INFORMATION RECEIVED: -

NALC Events Bulletin emails

Age Partnership email promoting services

BBC Planning weekly list email

Village newsletter copy

Online playgrounds promotional information

BBC letter acknowledging receipt of planning comments

BRCC e-bulletin newsletter

CPRE update emails

Bank statements

Crime statistics - forwarded to all

Village circulation list interested residents wishing to join

12.09.17

ERTA Voluntary Transport email
Police community newsletter
Communication with village sign craftsman regarding invoice for work
BBC communication with the Councillor vacancy
CPRE magazine
Booking of Village Hall for future meetings ongoing liaison
Police priority meeting email sent booking Ian to attend
Resident email about the external links on the PC's website
Councillor expressing concern regarding overgrown hedge
Village newsletter deadline email
Quiz night at the village hall
BATPC AGM information
Highway England mobile roadshow event
BATPC email regarding transparency grant funds
BBC Press releases regarding heritage, Higgins museum and the library
BBC Planing Information Bulletin
Two residents made contact to notify me of Ian's hacked email account
Copied into email and copy of report about Mayor's visit to parish
Planing applications received between meetings
Resident worried that local police contact information is not correct on PC website
Renhold PCC thank you letter for donation
Lloyds banking updates letter
Resident asking about PC vacancy and expressing they feel the PC website is misleading
Village Hall booking change for September
Ravensden Road application communication from Officer
Neighbour comments relating to above
Copied into a communication from a resident to the village website
Resident response to the village circulation email list about the Mayor visiting
Resident has written to the Mayor about a footway that needs resurfacing in the village asking if PC support
Resident asking for dog waste bin and seating at Green End
Police speed check data Ravensden Road
Email regarding the unveiling of the village sign
Resident communication regarding speeding along Ravensden Road
Letter from VHMC about the website still listing Ian as a trustee
PCC Conference invite
BDO audit report
BBC letter confirming receipt of planning comments to 60 Ravensden Road
Applicant letter sent to the Council regarding the 32A Church End application
BBC letter confirming refusal of application for substantial remodelling of dwelling and replace existing garage and proposed rear annexe at Greenacres 6A Green End
Beds Bugle and BATPC training information
Resident with concerns regarding unauthorised maintenance of her plum tree
Cllr Moon email confirming a comprehensive landowner agreement has been submitted for Renhold
Invite and copies of presentations made at the recent meeting of local parishes in north of Bedford Borough to discuss the development proposed as part of the Local Plan
Supporting papers for the call for election that will be taking place
Spires Estate Neighbourhood Watch newsletter received

12.09.17

Resident request for the Parish Council's expenditure information as they could not access the internet
Communication with contractor regarding missing cheques for grass cutting
BATPC Data Protection Regulations
BATPC update on A1 Road and Investment Strategy
Clerks and Councils Direct magazine
Feedback from PC's response regarding the quiz donation relating to the Chapel fund-raising event
BBC grass cutting contribution payment
Response sent to resident who wished to know the Council's views on the application at 60 Ravensden Road
Resident enquiring regarding the October electors meeting

14. FUTURE AGENDA ITEMS: -

Those that arose.

15. DATE OF NEXT MEETING: - to be Tuesday 3rd October the parish electors meeting at 7pm

Meeting closed at 9.40pm

Signed

Dated